

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**



Promoting the wise use of land

## Tentative Notice of Action

<b>MEETING DATE</b> June 17, 2016 <b>EFFECTIVE DATE</b> July 1, 2016	<b>CONTACT/PHONE</b> Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	<b>APPLICANT</b> Nipomo Group	<b>FILE NO.</b> DRC2014-00024
<b>SUBJECT</b> A request by <b>THE NIPOMO GROUP</b> for a Minor Use Permit (DRC2014-00024) to allow for the expansion of an existing recreational vehicle (RV) storage and sales lot. The proposed expansion will provide for up to an additional 144 RV storage spaces and will include the disturbance of approximately 5.77 acres (251,395 square feet) of the 9.57 acre project site. Development will also include improvement of two existing driveways and curb, gutter, and sidewalk along Juniper Street, and installation of a landscaping strip. The project includes a waiver of the curb, gutter and sidewalk improvements along the Camino Caballo street frontage. The project is located on the North side of Juniper Street, approximately 550 feet west of Highway 101, within the community of Nipomo, in the South County Sub Area of the South County planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2014-00024 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 5, 2016 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Noise, Public Services and Utilities, and Transportation and are included as conditions of approval.			
<b>LAND USE CATEGORY</b> Commercial Retail/ Commercial Service	<b>COMBINING DESIGNATION</b> Central Business District	<b>ASSESSOR PARCEL NUMBER</b> 091-328-027 & 028	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> Section 22.98.072(C)(1)(2) – South County Commercial Service Standards, Section 22.108.040 – Nipomo Community Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.30.530 – Sales Lots and Swap Meets, Section 22.30.560 – Storage Yards, Section 22.52.110 – Drainage Plan, Section 22.52.130 – Stormwater Pollution Prevention Plan, Section 22.54.030 – Curb, Gutter and Sidewalks <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on July 1, 2016, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Undeveloped	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Service/Nipomo swap meet <i>East:</i> Commercial Service/RV sales and storage <i>South:</i> Commercial Retail/Undeveloped <i>West:</i> Residential Single Family/Residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Public Works, Nipomo Community Services District, APCD	
TOPOGRAPHY: Gently rolling	VEGETATION: Grasses, coastal scrub, scattered oaks
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: CalFire	ACCEPTANCE DATE: July 30, 2015

## DISCUSSION

The applicant is requesting a Minor Use Permit to expand their existing RV sales lot and vehicle storage to the parcel adjacent to their existing business located at the corner of Juniper and North Frontage Road in the community of Nipomo.

The sales lot and storage area will be graded with improvements consisting of two driveways, installation of curb, gutter and sidewalk and installation of a landscaping strip along the Juniper Street frontage. No structures or exterior lighting are proposed with this project.

## PLANNING AREA STANDARDS

### Section 22.98.072(C)(1)(2) – South County Commercial Service Standards

This section identifies uses that are not allowed in the Commercial Service land use category for all parcels within the South County subarea of the South County area plan. As proposed, the project is an allowable use under this section of the ordinance.

### Section 22.108.040 – Nipomo Community Standards

This section further restricts uses allowed for parcels within the Commercial Service land use category in the community of Nipomo. As proposed, the project is an allowable use under this section of the ordinance as well.

## LAND USE ORDINANCE STANDARDS

### Section 22.30.530 – Sales Lots and Swap Meets

This section sets forth the site design standards for sales lots and swap meets including: areas where materials can be displayed, parking requirements, landscape planting, screening, allowable office facilities, and site surfacing. The RV sales portion of the project will be located within the Commercial Retail portion of the project site. As proposed and conditioned, the project meets all of the requirements for sales lots.

Section 22.30.560 – Storage Yards

This section sets forth standards for storage yards including: site design and operational standards. The storage yard portion of the project is located on the Commercial Service zoned portion of the project site. Site design standards include: only one point of access for every 300 feet of street frontage; screening of the storage yard from public view with solid wood, painted metal or masonry fencing; parking requirements; surfacing to maintain the site in the dust-free condition; and office facilities requirements if an office is proposed. The applicable operational standard states that no storage of materials can be greater than six feet in height unless the materials are vehicles. The project site has approximately 880 feet of frontage and is providing two access points to the project which meets the access standard. The storage yard portion of the project is not located adjacent to any public street or view, so the screening standards do not apply. (The sales lot portion of the project located along Juniper Street will have a landscaping strip per ordinance standards listed above under Section 22.30.530). While the applicant is not proposing any surfacing for the storage yard portion of the project, conditions have been placed on the project for dust control measures as recommended by APCD staff. No office facilities are proposed, so these standards do not apply.

Section 22.52.110 – Drainage Plan

This section provides standards for when a drainage plan is required, exemptions, timing for when a drainage plan should be submitted, and drainage plan content. Since the project involves over 20,000 square feet of site disturbance, the project is required to submit a drainage plan. The project has been conditioned accordingly.

Section 22.52.130 – Stormwater Pollution Prevention Plan (SWPPP)

This section pertains to projects that involve over an acre of site disturbance. It includes SWPPP requirements, contents, County review and post-construction management and monitoring and reporting program standards. As proposed and conditioned, the project will comply with these standards.

Section 22.54.030 – Curb, Gutter and Sidewalks

This section includes when curb, gutter and sidewalk improvements are required, where they are required and type of improvements necessary. It also provides exceptions, design standards, timing of installation and appeal procedures.

Curb, gutter and sidewalk improvements currently exist along the Juniper and North Frontage Road frontages for the existing RV sales lot. The owner of the project site also owns property along Camino Caballo to the north which, under current ordinance standards, would require installation of curb, gutter and sidewalk along this frontage.

The applicant is requesting a waiver to the curb, gutter and sidewalk requirements along the Camino Caballo street frontage. Staff has reviewed this request and is only requiring curb, gutter and sidewalk improvements along the Juniper Street frontage since this is where access to the site is being provided. There does not appear to be a nexus for requiring additional improvements along Camino Caballo as there is no direct access to the project site from this road and it would be considered premature development as these improvements can be required on any future redevelopment on the parcel that is directly adjacent to the Camino Caballo frontage.

#### COMMUNITY ADVISORY GROUP COMMENTS

The South County Advisory Council supported the project at their October 27, 2014 meeting. The Council expressed concerns over traffic and wanted to review the improvements proposed for the Mary Street, Juniper Street and North Frontage road intersections. The Council reviewed the traffic study and proposed improvements at their November 24, 2014 meeting. Many of these improvements have subsequently been installed since those meetings in 2014.

#### AGENCY REVIEW

Public Works – Recommends conditions for access, drainage, fees, and stormwater pollution prevention

Nipomo Community Services District (NCSD) – Concerns regarding drainage basin capacity, need to apply to NCSD for water and sewer service

APCD – Recommends dust control measures, condition regarding permits for equipment

Native American Heritage Commission – No comments received

#### STAFF COMMENTS

To address the NCSD's initial concerns, the proposed project will not include the need for additional community water service to the site because the project involves the expansion of the sales area of an existing RV sales lot, but will not increase demand. A Stormwater Control Plan Application and Coversheet was submitted by the applicant and reviewed by Public Works. It was determined that the existing drainage basin on-site has the capacity to adequately collect runoff from the proposed project.

#### LEGAL LOT STATUS

The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.